

MARLBORO TOWNSHIP PLANNING BOARD

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JULY 2, 2008

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THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN LARRY JOSEPHS AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.

MR. JOSEPHS READ THE MEETING NOTICE, ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO AND FILED IN THE TOWNSHIP CLERK'S OFFICE.

ROLL CALL

PRESENT ... MR. BARENBURG (ARR. 8:25), MR. GUPTA, MR. HUSAIN, MR. JOSEPHS, COUNCILMAN LA ROCCA, MR. POLLAK

ABSENT... MR. BERGH, MS. FERNANDEZ, MR. JOSHI, MAYOR HORNIK MR. HEGT

PROFESSIONALS PRESENT... MR. PETERS, MR. CRAMER, MR. HERBERT

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke.

A motion to approve/amend the minutes of June 4, 2008 was offered by Councilman LaRocca, seconded by Mr. Pollak. In favor: Mr. Gupta, Mr. Husain, Councilman LaRocca, Mr. Pollak.

A motion to approve/amend the minutes of June 16, 2008 was offered by Mr. Gupta, seconded by Mr. Husain. In favor: Mr. Gupta, Mr. Husain, Mr. Josephs, Councilman LaRocca.

P.B. 988-07 AMBTEN – MEMORIALIZATION OF RESOLUTION GRANTING FINAL SITE PLAN APPROVAL

A motion in the affirmative was offered by Mr. Husain, seconded by Councilman LaRocca. In favor: Mr. Husain, Mr. Josephs, Councilman LaRocca, Mr. Pollak.

P.B. 990-07 VERIZON – MEMORIALIZATION OF RESOLUTION DENYING SITE PLAN APPROVAL

This resolution will be voted on at the meeting of July 16, 2008.

ORDINANCE 2008-25 ADOPTING A REDEVELOPMENT PLAN FOR THE MARLBORO HOSPITAL PROPERTY

The Council wishes to adopt an ordinance adopting a redevelopment plan for the Marlboro Hospital property, which provides for the use of the property for open space, recreational and governmental uses.

Richard Cramer, P.P. said the redevelopment plan is consistent with the intent and purpose of the Master Plan.

A motion in the affirmative was offered by Mr. Pollack, seconded by Mr. Husain. In favor: Mr. Gupta, Mr. Husain, Mr. Josephs, Councilman LaRocca, Mr. Pollak.

P.B. 1016-08 M.T.M.U.A – REVIEW & RECOMMENDATION – PROPOSED SOLAR ENERGY SYSTEM/EQUIPMENT

Peter Wersinger, Esq. represented the applicant. The application is for construction/installation by the MTMUA for solar panels at two locations: The undeveloped Township owned property on Tennent Road adjacent to and south of the MYMUA Tennent Road facility and on a portion of the MTMUA property located on Harbor Road.

The solar panels will provide approximately 30% of the power needed for the MTMUA's electrical requirements to run their facilities.

All plans and documents were reviewed by the Board professionals who found that they comply with the Township ordinances.

The Board members were all in favor of this application that will reduce the outside power requirements for the Township's water treatment plant. The Board commented that this type of project is needed in the Township.

P.B. 942-05 LANDKOR – PUBLIC HEARING – AMENDED SITE PLAN APPROVAL

Gerald Sonnenblick, Esq. represented the applicant. The site is 3.17 acres and is located at the intersection of Robertsville Road and Ginesi Drive in the IOR zone, Block 176 Lot 106.

On December 20, 2006, the applicant received Preliminary and Final Site Plan Approval to construct a 15, 883 sq. ft. two story office/warehouse addition to an existing 12,611 sq. ft. two story office/warehouse building.

The applicant is seeking Amended Preliminary and Final Site Approval to construct an additional 14 parking spaces and to restripe a portion of the approved parking area.

Entered into evidence were the following exhibits:

- A-1 Colored aerial of the site
- A-2 Plans with additional parking spaces

John Ploskonka, P.E. from concept Engineering was sworn in. He stated that there would be a small amount of additional impervious surface and that there would be no effect on drainage. The drainage would use a long seepage pit to recharge the underground water levels.

The applicant agreed to install a guard rail along Ginesi Drive to protect cars from going from the parking lot into the street and will install substantial landscaping. They also agreed to make an appropriate contribution to the Township in lieu of sidewalks.

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr. Husain, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Gupta, Mr. Husain, Mr. Josephs, Councilman LaRocca, Mr. Pollak.

P.B. 1002-07 GORDON'S CORNER WATER – PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN APPROVAL

Michael Herbert, Esq. noted that the affidavit of publication and notice to adjoining property owners have been reviewed and are in order, therefore, the Board has the jurisdiction to hear this matter.

Gerald Sonnenblick, Esq. represented the applicant. The 2.58 acre tract contains 171 feet of frontage along westbound Vanderburg Road, approximately 122 feet from the Railroad Avenue intersection in the LI zone, Block 214.07 Lot 64 and Block 215 Lot 4.01. The site is currently vacant.

The following exhibits were entered into evidence:

- A-1 Aerial map of the site
- A-2 Photographs of house dated May 12, 2008
- A-3 Photographs of excavation area
- A-4 Henry Hudson Trail map
- A-5 Nursery School
- A-6 Vacated Bucks Lane
- A-7 View of commercial area to the east
- A-8 Color display site plan & landscape plan
- A-9 1997 Marlboro Village historic limits
- A-10 Sign example
- A-11 Architectural drawings showing 4 elevations of building

John Ploskonka, P.E. Concept Engineering was sworn in. He stated that the applicant proposes to construct a 10,020 sq.ft. one story office building with an associated basement as well as a 2,160 sq.ft. one story detached garage. Access is proposed via a one way entrance and a one way exit drive to Vanderburg Road. A looped circulation aisle is proposed around the office building. He said the applicant will place a stop barrier along the trail to prevent anyone parking their car in the parking lot from going out onto the Henry Hudson Trail. There will also be a fence around the basin to prevent children from entering it. In lieu of sidewalks, the applicant will make a contribution to the Township. The trash enclosure will mimic the appearance and color of the building.

Tom Thomas, P.P. was sworn in. He reviewed the Marlboro Village historical limits and said this property is outside of the historical limits.

Michael Testa, Architect testified with regard to the architecture of the site, which members of the Historic Commission said this was a good plan.

Richard Cramer, P.P. Township Planner reviewed his report and answered questions from the Board.

Ernie Peters, P.E. Planning Board Engineer reviewed his report and answered questions from the Board.

The applicant agreed to address all of the concerns of the Board Professionals.

PUBLIC HEARING OPENED

Mr. Wolf spoke from the Historic Commission

PUBLIC HEARING CLOSED

A motion in the affirmative to grant Preliminary and Final Site Plan Approval was offered by Councilman LaRocca, seconded by Mr. Husain. In favor: Mr. Barenburg, Mr. Gupta, Mr. Husain, Mr. Josephs, Mr. LaRocca, Mr. Pollak.

P.B. 995-07 AMERICAN EQUITIES – PUBLIC HEARING PRELIMINARY & FINAL SITE PLAN APPROVAL

Michael Herbert, Esq. noted that the affidavit of publication and notice to adjoining property owners have been reviewed and are in order, therefore, the Board has the jurisdiction to hear this matter.

James Cleary, Esq. represented the applicant. The site is located on the boundary of Marlboro Township and Old Bridge Township. The property contains 364.70 feet of frontage along the south side of Texas Road in Old Bridge and 2.3 acres in the C-4 zone of Marlboro Township. Currently the site contains an existing dwelling, three sheds, swimming pool and a stone driveway that provides access from Texas Road.

The applicant proposes to remove all existing site improvements and construct a 1 story 4,025 sq. ft. bank with drive-thru window, three drive thru lanes, a bypass lane and associated parking for 21 vehicles. Access to the site is proposed from the drive aisle to be constructed just east of the site in connection with the Costco development.

John Martinez, P.E. from Kenderian Zilinski was sworn in and testified on behalf of the applicant.

Entered into evidence were the following exhibits:

- A-1 Aerial site plan from 2002
- A-2 Letter to adjoining property owners
- A-3 Colored landscape plan

The applicant is requesting the following variance:

1. The minimum side yard setback to a principal building is 50 feet, 43 feet is proposed to the bank building drive-thru canopy from the easterly property line.

Mr. Martinez said there may be access through a private road from Costco, and if not, they would be able to use an entrance on Texas Road. He said they are under negotiations with Costco with regard to the signalized intersection on Texas Road. All trash will be kept inside the bank. Everything to be done with the bank would be in coordination with Costco, and the bank will not be built until Costco is built. The proposed sign will comply with the Township ordinance and the drainage will tie into that of Costco.

Kenneth Fears, Traffic Engineer was sworn in and testified on behalf of the applicant. He reviewed the surrounding intersections and explained that this was a congested area and there may be some intersections that moved down to a "D" capacity, but the bank did not exacerbate these situations. He reviewed the drive-thru and said that with regard to the queuing of cars, there should not be many, since most of 21st century banking is done by computer.

Richard Cramer, P.P., Township Planner reviewed his report and answered questions from the Board.

Ernie Peters, P.E., Planning Board Engineer reviewed his report and answered questions from the Board.

The applicant agreed to address all the concerns of the Board Professionals.

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

A motion in the affirmative to grant Preliminary & Final Site Plan approval was offered by Mr.

Gupta, seconded by Mr. Husain. In favor: Mr. Barenburg, Mr. Gupta, Mr. Husain, Mr. Josephs, Councilman LaRocca, Mr. Pollak

A motion to adjourn was offered by Mr. Pollak, seconded by Mr. Husain. One vote was cast.

Respectfully submitted

Donna Pignatelli